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SURVEY OF DEVELOPMENT SITE N.J. 2-13

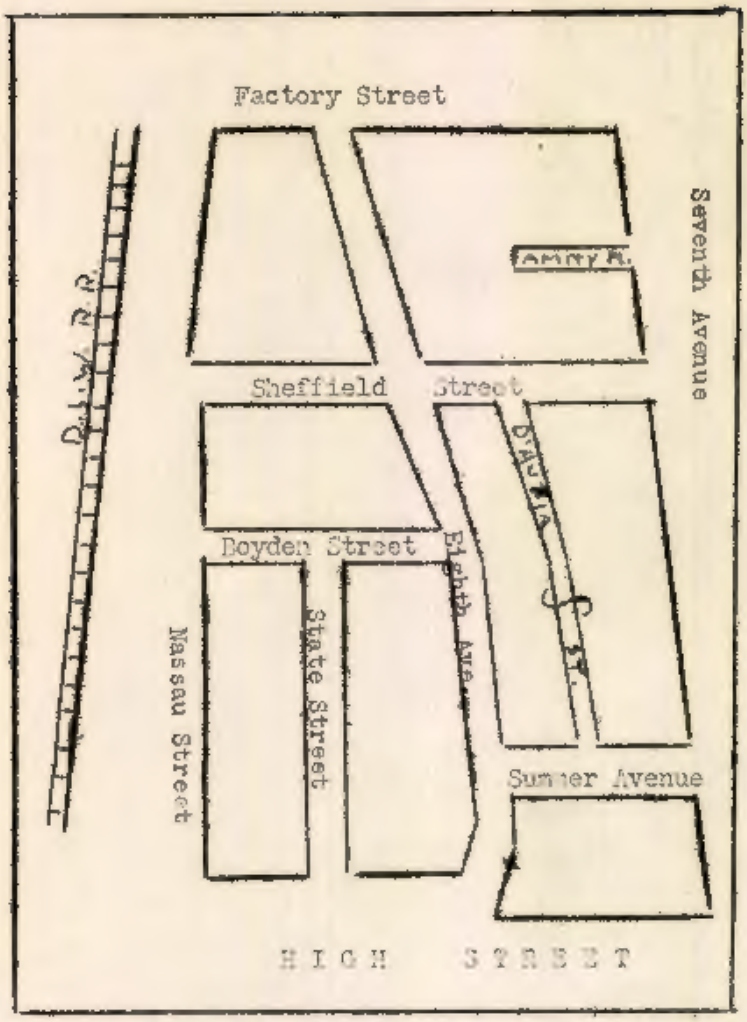
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MAP OF SITE #4


Factory Street
Seventh Avenue
Sheffield Street
Boyden Street
Eighth Ave.
State Street
Massau Street
Summer Avenue
HIGH STREET

SURVEY OF DEVELOPMENT SITE 4 -N.J. 2-13

Site N.J. 2-13, is located in the 1st Ward of Newark, and bounded by High Street, Nassau Street, Factory Street, and Seventh Avenue. It covers approximately seven blocks and is located within an area which has been designated as obsolete by the Newark Planning Board. Multiple dwellings predominate on the site, but there are also many commercial properties such as stores, taverns and restaurants. Some of the stores are rented by political and social clubs, and others have been converted into pool rooms.

The mixture of residential and commercial properties, combined with the poor housing conditions, is typical of blighted areas. The housing conditions fit the definition of a slum as "an area where dwellings predominate which, by reason of dilapidation, light or sanitation facilities, or any combination of these factors are detrimental to safety, health or morals."

The total number of occupied structures on the site was 176, which contained 688 dwelling units. On Nassau Street, and Nassau Place there stood 19 structures which were unoccupied, boarded up and condemned. 3 buildings were used for industrial purposes. One was a large chocolate making concern, one a tube and lamp factory and one a sheet metal plant. There were a few vacant lots. About thirteen parcels had been adapted for garages.

The site contained 99 stores such as bakeries, groceries, restaurants, pool-rooms and candy and tobacco stores.

Two churches, one a Roman Catholic Church, and the other a Christian Mission, stood on the site. There was one police station, a parachiol school, a large public school and a youth center attached to the church.

The population was mainly of Italian ancestry.

The survey was conducted under supervision of the Division of Project Services and Research, by a number of college seniors, mainly from Rutgers and Seton Hall universities. Prior to beginning this survey, the interviewers were briefed in the survey procedures by the research and statistics department.

STRUCTURAL AND OCCUPANCY CHARACTERISTICS OF SITE
SITE N.J. 2-13

The total number of occupied dwelling units was 688 of which 569 or 82.7% were tenant occupied and 104 or 16.1% were owner occupied. Only 8 units or 1.2% were vacant. There was no information on 7 of the units.

TABLE I

Structural And Occupancy Characteristics

	Number	Percentage	Owner Occupied	Percentage	Renter Occupied	Percentage
Total number of occupied dwelling units	688	100.0	104	16.1	569	82.7
Total number of vacant units	8	1.2				
Total number of occupied dwelling units about which there was no information	7	1.0				

The total number of people living on the site was 2244 most of whom were of Italian ancestry. The Negro population of 232 persons constituted about 10% of the total population. In terms of households there were 688 on the site, 618 of which were white and 70 Negro. The great majority of the heads of the households were American citizens who had lived most of their lives in Newark. They had settled in this area when they first had arrived from Italy, giving it a great deal of local color that has persisted to this day.

In the main, the site exhibited a pattern of complete family units. Only in a few scattered instances were there individuals living by themselves or lodging with other families.

FAMILY AND POPULATION CHARACTERISTICS

TABLE II

Types of Family

	Number	Percentage
Primary family	592	95.1
Sub-family	37	5.9
	629	100.0
Households of one-person	80	
Roomers, lodgers, or boarders not living alone	21	
	730	

Family size followed the general American pattern, of an average of 3.4 persons per family. Excluding the families with no children who were the most numerous group the most frequent distribution was families with one or two children. 13.4% of the families however, had 3 or more children.

TABLE III

Families by Number of Minors

Number of Minors	Number of Families	Percentage of Total
No minors	257	40.9
1 minor	170	27.0
2 minors	118	18.8
3 minors	52	8.3
4 minors	13	2.1
5 minors	10	1.6
6 minors or more	9	1.4
	629	100.0

An examination of the number of persons by dwelling unit gives a different picture. Of the 688 household units the largest groups fall into the 2, 3, or 4 person categories in that order. The figures are shown in the following table.

TABLE IV

Number of Persons in a Dwelling Unit

Number of Persons	Number of D.U.	Percentage of Total
1 person	80	11.6
2 persons	161	23.4
3 persons	152	22.1
4 persons	137	19.9
5 persons	79	11.5
6 persons	27	3.9
7 persons	16	2.3
8 persons	14	2.0
9 persons or more	6	0.9
Not reported	16	2.3
	688	100.0

The average sized dwelling unit consisted of 3.7 rooms. There was no appreciable overcrowding as measured by the number of persons compared with the total number of rooms which was 0.9 persons on the average. A more detailed examination however, shows that over 27% of the people live in overcrowded conditions as measured by the index of more than one person to a room. Tables V and VI give the pertinent data.

TABLE V

Dwelling Units by Number of Rooms

Number of Rooms in D.U.	Number of D.U.	Total Number of Rooms
1 Room	6	6
2 Rooms	89	178
3 Rooms	198	594
4 Rooms	245	980
5 Rooms	91	455
6 Rooms	35	210
7 Rooms	3	21
8 Rooms or More	9	72
	688	2516

TABLE VI

Persons Per Room in a Dwelling Unit

Number of Persons Per Room	Number of D.U.	Percentage of Total
0.50 or less	146	21.2
0.51 to 0.75	148	21.8
0.76 to 1.00	201	29.2
1.01 to 1.50	121	17.6
1.51 to 2.00	44	6.4
2.01 or more	12	1.7
Not Reported	16	2.1
	688	100.0

HOUSING CONDITIONS

The most serious deficiencies in existing housing on the site were the absence of an installed bathtub or shower and the lack of central heating. Apart from these conditions there is reason to believe that the last decade had seen some improvement in housing conditions in general. The following Tables VII to XII gives a picture of the housing conditions in the area.

TABLE VII

Conditions of Dwelling Unit

Condition	Number of D.U.	Percentage of Total
Not dilapidated	388	56.4
Dilapidated	290	42.2
Not reported	10	1.4
	688	100.0

A little more than half of all the units were not dilapidated and almost half were dilapidated. (See Definitions for meaning of dilapidated.)

TABLE VIII

Water Supply

Type of Facility	Number of D.U.	Percentage of Total
Hot and cold piped running water inside d.u.	350	50.9
Only cold piped running water inside d.u.	325	47.2
No piped running water inside d.u.	1	0.2
Not reported	12	1.7
	688	100.0

The number of dwelling units having cold water only is about the same as those having hot and cold running water. Recent years have seen an increase in the installation of hot water units in these homes. Few of the units had no piped running water.

TABLE IX

Toilet Facilities

Type of Facility	Number of D.U.	Percentage of Total
Flush toilet inside the d.u.	640	93.0
Flush toilet outside d.u.	38	5.5
Not reported	10	1.5
	688	100.0
Exclusive use of toilet	646	93.8
Shared toilet	32	4.7
Not reported	10	1.5
	688	100.0

Almost all dwelling units had a flush toilet inside the dwelling unit which was used exclusively by its occupants. The outside flush toilets, which in all except six cases were also shared with another unit, were found in the blocks with the highest percentage of Negro occupancy.

TABLE X

Bathing Facilities

Type of Facility	Number of D.U.	Percentage of Total
Installed bathtub/ shower for units exclusive use	296	43.0
Installed bathtub/ shower shared with another unit	4	0.6
No bathtub/shower	376	54.7
Not reported	12	1.7
	688	100.0

Dwelling units without an installed bathtub and/or shower were more frequent than dwelling units with such installations.

TABLE XI

Cooking Equipment

Type of Equipment	Number of D.U.	Percentage of Total
Installed stove or ranges exclusive use	676	98.3
Stove or range shared	2	0.2
Not reported	10	1.5
	688	100.0

Most of the kitchens were for the families exclusive use. A shared kitchen was less frequent than a shared bath.

TABLE XII

Heating Equipment

Type of Equipment	Number of D.U.	Percentage of Total
Piped steam or hot water	123	17.9
Hot air furnace	3	0.4
Other means, with flue	549	79.8
Other means, without flue	--	--
Not heated	2	0.2
Not reported	11	1.6
	688	100.0

The greater majority of the dwelling units were heated by oil, coal, or gas stoves and did not have central heating. This condition is reflected in the monthly gross rental figures given below wherein the item for heating constitutes a lare one in the cost of utilities.

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The 1950 Census of Housing and Population recently completed, used the following criteria for designating a unit as inadequate, lack of aflush toilet and bath for the unit's exclusive use, and the absence of hot running water. Using only one criterion, there were on the site 376 units without an installed bathtub and/or shower. These units can be regarded as substandard.

As noted above 42.2% of the dwelling units on the site were judged to be dilapidated. This percentage may have been higher had it not been for the improvements put in the units in recent years regarding hot water equipment. Our investigators reported many cases of occupants making alterations and installing new fixtures in their apartments.

ECONOMIC CHARACTERISTICS

The following Tables and the brief comments give a picture of the prevailing rents and incomes of the population on the site.

TABLE XIII

Monthly Contract Rent

Monthly Rent	Number of D.U.	Percentage of Total
$9. or less	4	0.6
$10. - $14.	83	12.1
$15. - $19.	174	25.3
$20. - $24.	145	21.1
$25. - $29.	92	13.4
$30. - $34.	63	9.2
$35. - $39.	43	6.3
$40. - $49.	41	6.0
$50. - or more	30	4.4
Not reported	13	1.9
	688	100.0

TABLE XIV

Monthly Gross Rent

Monthly Rent	Number of D.U.	Percentage of Total
$9. or less	1	0.2
$10. - $14.	1	0.2
$15. - $19.	6	0.9
$20. - $24.	41	6.0
$25. - $29.	77	11.3
$30. - $34.	106	15.4
$35. - $39.	126	18.3
$40. - $49.	174	25.3
$50. or more	143	20.8
Not reported	13	1.9
	688	100.0

While 72.5% of the site occupants pay less than $30. per month for contract rent, only 18.6% pay less than $30. per month gross rent. In other words the occupants pay from $5. to more than $20. per month for their utilities. Low contract rent is not a true index measuring the cost of shelter in an obsolete area, where the cost of heating and other utilities may be high.

TABLE XV

Yearly Income of all Families and Roomers

Income	Number of Families	Percentage of Total
$999. or less	39	5.3
$1000. to $1249.	21	2.9
$1250. to $1499.	8	1.1
$1500. to $1749.	21	2.9
$1750. to $1999.	22	3.0
$2000. to $2249.	46	6.3
$2250. to $2499.	39	5.3
$2500. to $2749.	79	10.8
$2750. to $2999.	29	4.0
$3000. to $3999.	122	16.7
$4000. to $4999.	68	9.3
$5000. or more	89	12.2
Not reported	147	20.1
	730	100.0

TABLE XVI

Yearly Income of Families with No Minors

Income	Number of Families	Percentage of Total
$999. or less	11	4.3
$1000. to $1249.	9	3.5
$1250. to $1499.	4	1.6
$1500. to $1749.	8	3.1
$1750. to $1999.	10	3.9
$2000. to $2249.	22	8.6
$2250. to $2499.	11	4.3
$2500. to $2749.	27	10.5
$2750. to $2999.	6	2.3
$3000. to $3999.	36	14.0
$4000. to $4999.	27	10.5
$5000. or more	30	11.7
Not reported	56	21.8
	257	100.0

TABLE XVII

Yearly Income of Families with 1 or 2 Minors

Income	Number of Families	Percentage of Total
$999. or less	3	1.0
$1000. to $1249.	7	2.4
$1250. to $1499.	2	0.7
$1500. to $1749.	7	2.4
$1750. to $1999.	7	2.4
$2000. to $2249.	14	4.9
$2250. to $2549.	22	7.6
$2500. to $2749.	38	13.2
$2750. to $2999.	17	5.9
$3000. to $3999.	58	20.1
$4000. to $4999.	31	10.8
$5000. or more	43	14.9
Not reported	39	13.5
	288	100.0

TABLE XVIII

Yearly Income of Families with 3 or More Minors

Income	Number of Families	Percentage of Total
$999. or less	—	—
$1000. to $1249.	—	—
$1250. to $1499.	1	1.2
$1500. to $1749.	1	1.2
$1750. to $1999.	—	—
$2000. to $2249.	5	6.0
$2250. to $2499.	4	4.8
$2500. to $2749.	10	11.9
$2750. to $2999.	4	4.8
$3000. to $3999.	26	31.0
$4000. to $4999.	10	11.9
$5000. or more	15	17.9
Not reported	8	9.5
	84	100.0

TABLE XIX

Yearly Income of 1 Person Occupying a D. U.

Income	Number of Families	Percentage of Total
$999. or less	24	30.0
$1000. to $1249.	5	6.3
$1250. to $1499.	1	1.3
$1500. to $1749.	4	4.8
$1750. to $1999.	3	3.6
$2000. to $2249.	3	3.6
$2250. to $2499.	2	2.5
$2500. to $2749.	3	3.6
$2750. to $2999.	1	1.3
$3000. to $3999.	1	1.3
$4000. to $4999.	-	-
$5000. or more	1	1.3
Not reported	32	40.0
	80	100.0

TABLE XX

Yearly Income of 1 Person Boarder, Roomer or Lodger

Income	Number of Persons	Percentage of Total
$999. or less	1	4.8
$1000. to $1249.	--	--
$1250. to $1499.	--	--
$1500. to $1749.	1	4.8
$1750. to $1999.	2	9.5
$2000. to $2249.	2	9.5
$2250. to $2499.	--	--
$2500. to $2749.	1	4.8
$2750. to 2999.	1	4.8
$3000. to $3999.	1	4.8
$4000. to $4999.	--	--
$5000. or more	--	--
Not reported	12	57.1
	21	100.0

1. Tables XV thru XX give the incomes of the families of various sizes on our site. It will be noted that the number of all reported incomes is about evenly divided between those having an income of above $3000. a year and those having an income of below $3000.

2. That the largest group in all families of whatever size is the group receiving an income of $3000. - $4000. a year.

3. The percentage of families with no minors, 1 or 2 minors, 3 or more minors, receiving less than $3000. per year decreases with order of size of the family. Thus the percentage of families receiving these incomes are 36.2%, 45.8% and 60.1%.

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Applying the present income limits for admission, it is found that:

1. Of the families with no minors, 42 or 16.4% would be eligible for low-rent housing.

2. 62 families or 21.4% of those families with 1 or 2 minors would be eligible for admission to low-rent housing.

3. 25 or 29.9% of those families with 3 or more minors would be within the present admission limits of N.H.A. projects.

4. Thus approximately 17.7% of the total families now living on proposed site N.J. 2-13 would be eligible, based upon income, for admission to N.H.A. projects.

5. Assuming that the present income limits were substantially increased by $500. in each category, the number of families eligible for public housing would be increased by more than half.

Instead of 129 families being eligible on present limits, about 200 families would be eligible.

A DECADE OF CHANGE

A comparison of the site's characteristics in 1940 and 1950 does not indicate that any significant changes have occurred during the decade. The population is still predominately of Italian origin, while the small settlement of Negroes has increased but slightly. The site as a whole, however, lost in population during this decade.

The number of substandard units that have no private bath has not changed appreciably, but there were improvements in other directions where the occupants had installed hot water facilities, and made other alterations.

Although the average monthly rent on this site has not changed much, it is likely that an analysis of gross monthly rentals for which 1940 figures are not available, would show a much greater degree of change.

It is interesting to compare this site with our third site, N.J. 2-12, which is predominately Negro in character and which on the whole is much worse in its housing conditions in terms of the number of dwelling units that are substandard. Moreover, the third site has a much more varied land use with many junk yards and auto repair shops. The present site has no junk yards although its land use is also varied. A number of structures on this site had been condemned and boarded up, which was not the case in N.J. 2-12 where the pressure for housing accommodation was much greater and complaints of rat infestation were frequent. In both sites however, most of the structures had been built prior to World War I.

The age of the building on both sites is reflected in the number and percentages of the units lacking private baths, 54.7% in the present site and 62.3% in N.J. 2-12. Furthermore, the infrequency of central heating and the frequent use of oil stoves on both sites especially N.J. 2-12, increases fire hazards and the risks of explosions in both these areas.

Difficult as it is to compare one slum with another the conclusion is inescapable that N.J. 2-12 is more of a slum than N.J. 2-13. In general a Negro slum is poorer than a white slum and its housing conditions far inferior. While in N.J. 2-12, labor is predominately employed in low paid occupation, on N.J. 2-13 labor is much more diversified with skilled and white collar workers present in a small degree.

The present site presents the Housing Authority with a vast and complicated relocation problem, much more so than on the third site. This problem is complicated by the great attachment the site residents have to their neighborhood, where, as we have shown, so many of them have spent the greater part of their lives.

DEFINITIONS

The definitions used in this survey are generally the same as those used in the 1950 Census of Population and Housing. Some of the more important definitions are given below:

Dwelling Unit - In general, a dwelling unit is a group of rooms or a single room, occupied, or intended for occupancy, as separate living quarters by a family or other group of persons living together or by a person living alone.

Primary Family - A primary family consists of two or more persons including the head of the household and all (one or more) persons in the household who are related to the head by blood, marriage, or adoption. It may include a subfamily consisting of a married couple with or without children, or one parent with one or more children under 18 years of age, living in the household and related to but not including the head of the household or his wife. The subfamily is considered a separate family for all tabulation purposes.

Secondary Family - A secondary family consists of two or more persons, such as a lodger or servant and his relatives, living in a household and related to each other but not related to the household head. The secondary family is considered a separate family for tabulation purposes.

Roomer, Boarder, or Lodger - A single person living with a primary family, and may be related to the family, i.e. brother-in-law, sister-in-law.

One-person Family - Is one person occupying a dwelling unit alone.

Minor - A minor is an unmarried person under 21 years of age other than the head of a family or his wife.

Dilapidation - A dwelling unit is considered to be dilapidated when it has serious deficiencies, is rundown or neglected, or is of inadequate, original construction, so that it does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants.

Standard Dwelling Unit - A dwelling unit which has all of the following characteristics is considered "standard":

1. Not dilapidated.
2. Flush toilet inside the structure for the dwelling unit's exclusive use.
3. Installed bathtub or shower available for the dwelling unit's exclusive use.
4. Piped hot and cold running water inside the structure.

Substandard Dwelling Unit - Dwelling units not meeting the definition of "standard" above are considered as "substandard".

NOTE: While the deficiencies indicated are serious in themselves, dwelling units considered "substandard" generally have other grave deficiencies which cannot be enumerated in the ordinary type of survey. It has been established that these other deficiencies, such as dampness, lack of proper light and air, rotted joists, etc., are closely associated with the deficiencies which can be enumerated. Therefore, it is not only the indicated items alone which make a unit "substandard" but also that they are associated with other deficiencies. This means that just putting an indoor toilet in a unit which lacked one would not generally make a unit "standard"; much more would have to be done.

Plumbing Facilities - The following are the three plumbing facilities tabulated:

1. Flush toilet inside the structure for the unit's exclusive use;
2. Installed bathtub or shower inside the structure for the unit's exclusive use; and
3. Hot and cold running water inside the structure.

Exclusive Use - Equipment is for "exclusive use" if it is used only by the occupants of one dwelling unit.

Shared - Equipment is "shared" when occupants of two or more units use the same equipment.

Family Income - Family income is the sum of the income received during 1949, by all members of the family. The following items were asked separately for the head of the family and for all other members of the family combined:

1. The amount of money wages or salary received in 1949;
2. The amount of net money income received from self-employment in 1949; and
3. The amount of other money income received in 1949, such as interest, dividents, veterans' allowances, pensions, or rents.

Gross Rent - Monthly gross rent is contract rent plus the reported average monthly cost of water, electricity, gas and other fuel paid for by the renter. If furniture is included in the contract rent, the reported estimated rent of the dwelling unit without furniture is used for the computation instead of the contract rent.